

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Roksana D. Moradi-Brovia (Bar No. 266572) Matthew D. Resnik (Bar No. 182562) RESNIK HAYES MORADI LLP 17609 Ventura Blvd., Suite 314 Encino, CA 91316 Telephone: (818) 285-0100 Facsimile: (818) 855-7013 roksana@RHMFirm.com matt@RHMFirm.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: MONGE PROPERTY INVESTMENTS, INC., Debtor(s).	CASE NO.: 2:12-bk-29275-ER CHAPTER: 11 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 03/06/2019	Time: 11:00 am
Location: Courtroom 1568, 255 E. Temple Street, Los Angeles, CA 90012	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 02/20/2019

Description of property to be sold:

Real Property commonly known as 5908 Fayette Street, Los Angeles, CA 90042 (the "Property").

Terms and conditions of sale:

The Property will be sold "as is, where is," with no warranties or representations of any kind whatsoever.

Proposed sale price: \$ 730,000.00

Overbid procedure (*if any*):

See attached overbidding procedures.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

3/6/2019 at 11:00 a.m. in Courtroom 1568, 255 E. Temple Street, Los Angeles, CA 90012

Contact person for potential bidders (*include name, address, telephone, fax and/or email address*):

Roksana D. Moradi-Brovia (Bar No. 266572)
RESNIK HAYES MORADI LLP
17609 Ventura Boulevard, Suite 314
Encino, CA 91316
Direct Line: (818) 933-2843
Main Line: (818) 285-0100
Facsimile: (818) 855-7013
roksana@RHMFirm.com

Date: 02/06/2019

Overbidding Procedures

- (1) The initial overbid must be at least \$15,000 more than the initial bid of \$730,000. The overbid must be on substantially the same terms as set forth in the complete Residential Purchase Agreement attached as Exhibit “A” to the Motion to Approve Sale (“Motion”).
- (2) Overbid increments will be \$5,000 after the initial overbid.
- (3) Escrow is to close within forty-five days from the opening of escrow (January 21, 2019) but subject to prior Court approval of the sale (the “Proposed Closing Date”). Any successful overbidder must be able to close by the Proposed Closing Date.
- (4) Any party wishing to overbid on the Property during the hearing on the Motion must contact Debtor’s counsel at least seventy-two (72) hours prior to the hearing and provide evidence of available financial resources such as funds and/or proof of ability to finance up to the overbidder’s maximum bid to the Debtor’s reasonable satisfaction.
- (5) Any overbidder wishing to overbid on the Property during the hearing must also submit, before the time of the hearing, a deposit for the purchase of the Property, by cashier’s check or other cash equivalent in the amount of at least \$10,000 made payable to “RESNIK HAYES MORADI LLP CLIENT TRUST ACCOUNT.” The successful overbidder’s deposit will be applied towards the purchase of the Property, and will not be refunded in the event the overbidder cannot successfully close escrow pursuant to the terms of the sale as proscribed herein.
- (6) If an agent/broker brings a prospective bidder who is ultimately the successful bidder and to whom the sale is approved, that agent/broker will share in the commission with Broker; the total commission shall not exceed 4.5% (2.25% even split between them), on the terms set forth in the Listing Agreement attached as Exhibit “B” to the Motion.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding.
My business address is: **17609 Ventura Blvd., Suite 314, Encino, CA 91316.**

A true and correct copy of the foregoing document entitled **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”) Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) (“LBR”), the foregoing document will be served by the court via NEF and hyperlink to the document. On **2/6/2019** I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email address(es) indicated below:

- **Bradley S Beherns** ecfcacb@piteduncan.com
- **Dane W Exnowski** dane.exnowski@mcalla.com, bk.ca@mcalla.com
- **Todd S Garan** chl1ecf@aldridgepите.com, TSG@ecf.inforuptcy.com; tgaran@aldridgepите.com
- **Richard Girgado** rgirgado@counsel.lacounty.gov
- **Barry S Glaser** bglaser@swesq.com, erhee@swesq.com
- **Paul H Kim** Pkim@counsel.lacounty.gov
- **Nancy L Lee** bknotice@mccarthyholthus.com, nlee@ecf.courtdrive.com
- **Wendy A Loo** wendy.loo@lacity.org
- **Roksana D. Moradi-Brovia** roksana@rhmfirm.com, matt@rhmfirm.com; rosario@rhmfirm.com; janita@rhmfirm.com; jhayes@rhmfirm.com; susie@rhmfirm.com; max@rhmfirm.com; priscilla@rhmfirm.com; pardis@rhmfirm.com; russ@rhmfirm.com; rebecca@rhmfirm.com
- **David M Reeder** dmr@vrmlaw.com, jle@vrmlaw.com
- **Matthew D. Resnik** matt@rhmfirm.com, ResnikMR81240@notify.bestcase.com; roksana@rhmfirm.com; rosario@rhmfirm.com; janita@rhmfirm.com; susie@rhmfirm.com; max@rhmfirm.com; priscilla@rhmfirm.com; pardis@rhmfirm.com; russ@rhmfirm.com; rebecca@rhmfirm.com
- **Jason W Short** jshort@piteduncan.com
- **Jolene Tanner** jolene.tanner@usdoj.gov, USACAC.criminal@usdoj.gov
- **Bill Taylor** ecfnofices@4stechnologies.com
- **United States Trustee (LA)** ustpreion16.la.ecf@usdoj.gov
- **Edward T Weber** bknotice@rcolegal.com
- **Kristi M Wells** bknotice@rcolegal.com, RCO@ecf.inforuptcy.com
- **Hatty K Yip** hatty.yip@usdoj.gov

☐ Service information continued on attached page

II. SERVED BY U.S. MAIL: On **2/6/2019** I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

Counsel for the Los Angeles County Treasurer and Tax Collector and counsel for JPMorgan Chase Bank, N.A. served via ECF.

SERVED VIA U.S. MAIL:

Hon. Ernest M. Robles
U.S. Bankruptcy Court
255 E. Temple Street, Suite 1560
Los Angeles, CA 90012

Monge Property Investments, Inc.
1314 Brightwood Street
Monterey Park, CA 91754-6103

Debtor's Agent/Broker:

Vu Ly, REMAX 6000 Realty
Representing: Monge Property Inv.
154 E. Live Oak Ave., #106
Arcadia, CA 91006

Buyer's Agent/Broker:

Vu Ly, REMAX 6000 Realty
Representing: Quay Tran and Linda Lam
154 E. Live Oak Ave., #106
Arcadia, CA 91006

Parties who have previously expressed an interest in the property:

PETER VIDAL
Finance & Real Estate Consultant
12400 Wilshire Blvd., Ste 300
Los Angeles, CA 90025

Phil Simon
Brighton Street Properties
290 East Verdugo Avenue # 202
Burbank, CA 91502

Chris Shahinian
Central Realty Advisors, Inc.
8060 Melrose Ave. 3rd Floor
Los Angeles, CA 90046

Joel Nass
Clint Lukens Realty
4427 Santa Monica Blvd.
Los Angeles, CA 90029

ALL REMAINING CREDITORS:

Franchise Tax Board
Bankruptcy Section MS: A-340
PO Box 2952
Sacramento, CA 95812

Internal Revenue Service
300 N. Los Angeles St.
Stop 5022

1	Los Angeles, CA 90012-3478	Los Angeles, CA 90060-0160
2	Internal Revenue Service	City of Los Angeles
3	Centralized Insolvency Operations	Housing Department
4	P.O. Box 7346	Attn: Billing & Collections Unit
5	Philadelphia, PA 19101-7346	P.O. Box 17280
6	United States of America	Los Angeles, CA 90017-0280
7	c/o US Attorney's Office Tax Division	LAHD
8	Attn: Jolene Tanner	Attn REAP Accounting
9	300 N. Los Angeles St., RM 7211	P.O. Box 17460
10	Los Angeles, CA 90012-3342	Los Angeles, CA 90017-0460
11	Employment Development Dept.	L.A. Housing & Community Investment
12	Bankruptcy Group MIC 92E	c/o Wendy A Loo, Deputy City Attorney
13	Po Box 826880	Los Angeles City Attorneys Office
14	Sacramento, CA 94280	200 North Main St., Suite 920
15	California Department of Tax and Fee	Los Angeles, CA 90012-4128
16	Administration	Allied Waste
17	Account Information Group MIC:29	Attn: Customer Service
18	P.O. Box 942879	12949 Telegraph Road
19	Sacramento, CA 94279	Santa Fe Springs, CA 90670-4049
20	U. S. Securities and Exchange	Dept of Water & Power City of LA
21	Commission	Attn Bankruptcy
22	Attn: Bankruptcy Counsel	P.O. Box 51111
23	444 South Flower Street, Suite 900	Los Angeles, CA 90051-5700
24	Los Angeles, CA 90071-9591	Estate of Ruben Monge, Sr.
25	Attorney General	c/o Byrne & Associates, P.C.
26	United States Department of Justice	139 E. Olive Ave., Ste. 100
27	Ben Franklin Station	Monrovia, CA 91016-3407
28	P. O. Box 683	Los Angeles DWP
29	Washington, DC 20044	Attn: Customer Service
30	Civil Process Clerk	P.O. Box 3080
31	United States Attorney's Office	Los Angeles, CA 90030
32	Federal Building, Room 7516	Margaret Roberts CPA
33	300 North Los Angeles Street	100 E. Huntington Dr., Ste. 101
34	Los Angeles, CA 90012	Alhambra, CA 91801-1022
35	City of Los Angeles	Jesus Navarro
36	200 N. Main St	3312 Andrita Street
37	City Hall East 9th FL RM 916	Los Angeles, CA 90065
38	Los Angeles, CA 90012-4110	Payne Financial Forensics
39	City of Los Angeles	4100 Guardian Street, 250
40	Attn: Dept. of Bldg. & Safety	Simi Valley, CA 93063-6717
41	P.O. Box 514260	T.D. Service Company
42	Los Angeles, CA 90051-4260	4000 W. Metropolitan Dr.
43	City of Los Angeles	Ste. 400
44	Fire Department	Orange, CA 92868-3503
45	Attn: Billing Department	
46	P.O. Box 60160	

Trustee Corps
17100 Gillette Ave.
Irvine, CA 92614-5603

Steven P. Byrne
139 E. Olive Ave, Ste. 100
Monrovia, CA 91016-3407

Kneave Riggall
1917 Oxley Street
South Pasadena, CA 91030-3437

Quality Loan Service Corporation
2141 5th Ave.
San Diego, CA 92101-2101

RETURNED MAIL/REMOVED CREDITORS:

(New Address Above)
Internal Revenue Service
P.O. Box 21126
Philadelphia, PA 19114

(New Address Above)
Payne Financial Forensics
4100 Guardian Street
Simi Valley, CA 93063-6717

American Home Mortgage Services
P.O. Box 660029
Dallas, TX 75266-0029

(New Address Above)
Jesus Navarro
1909 Darwin Ave.
Los Angeles, CA 90031-3223

**III. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE
TRANSMISSION OR EMAIL** (indicate method for each person or entity served):

Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **2/6/2019** I served the following person(s) and/or entity(ies) by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

2/6/2019	Ja'Nita Fisher	/s/ Ja'Nita Fisher
<i>Date</i>	<i>Type Name</i>	<i>Signature</i>